This version of the code is dated April 6, 2022 and reflects the Planning Commission recommendation with some additional edits. Changes recommended by the Planning Commission have been incorporated into this version. Additional edits made since the Planning Commission's recommendation are shown in track changes. Areas of the code that are highlighted in grey indicated sections that are clearly not applicable outside the city limits, inside the Urban Growth Boundary (UGB).

4.3-145 Wireless Telecommunications System (WTS) Facilities

(A) Purpose. This Section is intended to:

(1) Implement the requirements of the Federal Telecommunications Act of 1996;

(2) Provide a uniform and comprehensive set of standards and review procedures for the placement, operation, alteration and removal of WTS facilities;

(3) Allow new WTS facilities where necessary to provide service coverage and there is a demonstrated need that cannot be met through existing facilities;

(4) Maximize the use of existing WTS facilities in order to minimize the need to construct additional facilities;

(5) Encourage the siting of new WTS facilities in preferred locations;

(6) Lessen impacts of new WTS facilities on surrounding residential areas; and

(7) Minimize visual impacts of new WTS facilities through careful design, configuration, screening, and innovative camouflaging techniques.

(B) **Applicability/Conflicts.**

(1) Applicability. This Section applies within Springfield's city limits and its Urban Growth Boundary. No WTS facility may be constructed, altered (to include co-locations) or replaced, unless exempt, without complying with the requirements of this Section. Exempt facilities are listed in SDC 4.3.145(D) below.

(2) Conflicts. In cases where:

(a) The development standards of this Section conflict with other Sections of this Code, these standards will prevail. However, in the Glenwood Riverfront, the WTS standards regarding type and height of the antenna will apply. All other aspects of the application submittal and review process specified in this Section will apply.

(b) These development standards conflict with Federal and/or State regulations, the Federal and/or State regulations will prevail.

(C) **Pre-Existing WTS Facilities.**

(1) WTS facilities that lawfully existed prior to the adoption of the Ordinance codified in this Section are allowed to continue their use as they presently exist.

(2) Routine maintenance will be permitted on lawful pre-existing WTS facilities as specified in SDC 4.3.145(D)(1).

(3) Lawfully existing WTS facilities may be replaced as specified in SDC 4.3.145 (D)(2).

(D) **Exemptions**. The following are exempt structures or activities, however, all other applicable Federal, State and City permits will be required:

(1) Emergency or routine repairs or routine maintenance of previously approved WTS facilities.

(2) Replacement of existing previously approved WTS facilities.

(a) A WTS facility may be replaced if it:

(i) Is in the exact location of the facility being replaced;

(ii) Is of a construction type identical in height, size, lighting and painting;

(iii) Can accommodate the co-location of additional antennas or arrays;

(iv) Does not increase radio frequency emissions from any source; and

(v) Does not intrude or cause further intrusion into a setback area.

(b) Those WTS facilities that cannot meet the replacement standard in SDC 4.3.145(D)(2)(a) will be treated as new construction, requiring Type 1 or 3 review as specified in SDC 4.3.145(H).

(3) Industrial, scientific and medical equipment operating at frequencies designated for that purpose by the Federal Communications Commission.

(4) Essential public telecommunications services: military, Federal, State, and local government telecommunications facilities.

(5) Amateur and citizen band radio transmitters and antennas.

(6) Military or civilian radar operating within the regulated frequency ranges for the purpose of defense or aircraft safety.

(7) Antennas (including, but not limited to: direct-to-home satellite dishes; TV antennas; and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations.

(8) Low-powered networked telecommunications facilities that are less than 3 cubic feet total volume for all equipment. Such facilities include, but are not limited to, microcell radio transceivers located on existing utility poles and light standards and strand-mounted wi-fi devices within public right-of-way.

(9) Cell on Wheels (COW), which are permitted as temporary uses in nonresidential Metro Plan or 2030 Springfield Comprehensive Plan designations for a period not to exceed 14 days, or during a period of emergency as declared by the City, County, or State.

(E) **Definitions.** The words and phrases used in this Section have the following meanings:

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television telecommunications through sending and/or receiving of electromagnetic waves when the system is either external to or attached to the exterior of a structure. Antennas include, but are not limited to, devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support. All of the latter elements are part of the antenna.

Antenna Height. The vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

Antenna Support. Any pole, telescoping mast, tower, tripod or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

Approval Authority.

(1) Type 1 Review. Staff has the authority to approve new co-locations, equipment replacement, and applications for low visibility and stealth WTS facilities.

(2) Type 3 Review. The Planning Commission and the City Council are the Approval Authority for applications to construct high and medium visibility WTS facilities within the city limits.

(3) Type 3 Review. The Hearings Official, by agreement with Lane County, is the Approval Authority for high and medium visibility WTS facilities located outside the city limits but within the Springfield Urban Growth Boundary.

Backhaul. The lines that connect a WTS provider's radio signals to one or more cellular telephone switching offices, local or long-distance providers, or the public switched telephone network.

Camouflaged. Any WTS facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities include, but are not limited to: architecturally screened roof-

mounted antennas; building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements; towers made to look like trees; and antenna support structures designed to look like flag poles or light poles.

Carrier. A company authorized by the FCC to build and/or operate a WTS facility.

Co-Location. The use of a single WTS tower or other support structure for the placement of multiple antennas or related telecommunications equipment often involving different carriers.

Equipment Building, Shelter or Cabinet. A cabinet or building used to house associated equipment used by providers at a WTS facility. Associated equipment includes, but is not limited to, air conditioning and emergency generators.

Façade-Mounted Antenna. An antenna architecturally integrated into the façade of a building or structure.

Facility. A WTS facility.

Faux Tree. A WTS tower camouflaged to resemble a tree.

Guyed Tower. A WTS tower that is supported, in whole or in part, by guy wires and ground anchors.

High Visibility. The following WTS facilities are examples of high visibility facilities:

(1) Monopoles, lattice towers and guyed towers.

(2) Any WTS facilities that do not meet the definition of stealth, low visibility, or moderate visibility.

Lattice Tower. A guyed or self-supporting three or four sided, open, steel frame support structure used to support WTS equipment.

Low Visibility. The following are examples of low visibility WTS facilities. Except for small wireless facilities, the following WTS facilities must not exceed the height limit of the base zone and must not increase the height of an existing WTS facility:

(1) Whip antennas not exceeding 6 feet in length or height, including mounting, and measuring no more than 3 inches in diameter, located on existing structures including, but not limited to, water storage tanks, high-voltage transmission towers, utility towers and poles, sign standards, and roadway overpasses, with equipment cabinets that are screened from view.

(2) Facilities, including equipment cabinets that are screened from view through the use of architectural treatments, including, but not limited to, cupolas, steeples and parapets, and are consistent with existing development on adjacent properties.

(3) Additions to existing permitted low-visibility facilities, if the additions themselves meet the definition of low visibility and are designed to minimize visibility of the WTS facility.

(4) Changes to an existing building that are consistent with the building's architectural style and the equipment cabinets are not visible.

(5) Small wireless facilities located on small wireless facility structures in the public right-of-way that meet the standards in SDC 4.3.145(F)(28)(a). through (c).

Maintenance. Emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved WTS facilities that do not create a significant change in visual appearance or visual impact.

Microcells. These devices provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells. The antennas for microcells are mounted at street level, typically on the external walls of existing structures, lamp-posts, and other street furniture. Microcell antennas are usually smaller than macrocell antennas, and when mounted on existing structures, can often blend into building features. Microcells provide radio coverage over distances, typically between 100 meters and 1,000 meters, and operate at power levels substantially below those of macrocells.

Moderate Visibility. The following WTS facilities are examples of moderate visibility facilities:

(1) Panel-shaped antennas not exceeding 8 feet in length or height that are flush-mounted to an existing building façade or other existing structure on at least one edge, or extend a maximum of 24 inches from the building façade or other structure at any edge, do not exceed the height of the building or other structure, and are designed to blend with the color, texture, and design of the existing building or structure, with equipment cabinets that are screened from view.

(2) WTS facilities that are camouflaged, including, but not limited to, faux trees, flag poles, and light poles; provided, that the equipment building, shelter, or cabinet for the facility is screened or camouflaged.

Monopole. A WTS facility consisting of a single pole constructed for purposes of supporting 1 or more antennas without guy wires or ground anchors.

Panel or Directional Antenna. An antenna or array of antennas designed to concentrate a radio signal in a particular area.

Residential Zoning District. Any Springfield zoning district where dwelling units are intended to be the dominate land use.

RF. Radio frequency.

Roof-Mounted Antenna. Any antenna with its support structure placed directly on the roof of any building or structure.

Screened. Concealed from view with a sight obscuring fence, wall or vegetation.

Service Area. The area served by a single WTS facility.

Side-Mounted Antennas. Those antennas that are mounted on the side of a tower structure at any height, and including both the antennas and equipment with protective radome coatings. This term also includes microwave dish antennas, solid or not, located at 150 feet or lower on a tower structure, regardless of the dish diameter. The term does not include solid microwave dish antennas exceeding 6 feet in diameter that are located above 150 feet on a tower structure.

Small Top-Mounted Antennas. Any antenna mounted on the top of a tower structure where the antenna is 20 feet or less in height and 6 inches or less in outside diameter.

Small Wireless Facility. A WTS facility located on a small wireless facility structure in City limits in the public right-of-way that meets the dimensional standards in SDC 4.3.145(F)(28), typically taking the form of one or two small antenna(s) and associated pole-mounted equipment.

Speculation Tower. An antenna support structure designed for the purpose of providing location mounts for WTS facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

Stealth. WTS facilities including, but not limited to, microcells, antennas, equipment cabinets, and any other ancillary equipment that cannot be seen from any street or any adjacent property, improved or unimproved, and that do not result in any apparent architectural changes or additions to existing buildings. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible WTS facility a stealth facility.

Structure, Small Wireless Facility. Any utility pole, guy pole or support pole, utility pole extension, light standard or other similar pole in the public right-of-way. A small wireless facility structure may be an existing, modified, new, or replacement structure.

Telecommunications. The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Tower or WTS Tower. Any mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support antennas; provided that, "tower" does not include small wireless facility structures.

Whip Antenna. An antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than 3 inches in diameter and no more than 6 feet long, including the mounting.

Wireless Telecommunications System (WTS) Facility. Any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission or receipt of these signals, including, but not limited to, telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition also includes any facility that transmits radio or television signals. This definition does not apply to amateur radio stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

General Standards. The Federal Telecommunications Act of 1996 establishes limitations on the siting standards that local governments can place on WTS facilities. Section 704 of the Act states that local siting standards must not (1) "unreasonably discriminate among providers of functionally equivalent services," nor (2) "prohibit or have the effect of prohibiting the provision of personal wireless services."

All applications for WTS facilities are subject to the standards in this Section to the extent that they do not violate Federal limitations on local siting standards. Where application of the standards found in this Section constitutes a violation, the least intrusive alternative for providing coverage areallowed as an exception to the standards.

(1) Design for Co-Location. All new towers must be designed to structurally accommodate the maximum number of additional users technically practicable.

(2) Demonstrated Need for New WTS Facilities. Except for small wireless facilities, applications must demonstrate that the proposed WTS facility is necessary to close a significant gap in service coverage or capacity for the carrier and is the least intrusive means to close the significant gap.

(3) Lack of Coverage and Lack of Capacity. Except for small wireless facilities, the application must demonstrate that the gap in service cannot be closed by upgrading other existing facilities. In doing so, evidence must clearly support a conclusion that the gap results from a lack of coverage and not a lack of capacity to achieve adequate service. If the proposed WTS facility is to improve capacity, evidence must further justify why other methods for improving service capacity are not reasonable, available or effective.

(4) Identify the Least Intrusive Alternative for Providing Coverage. Except for small wireless facilities, the application must demonstrate a good faith effort to identify and evaluate less intrusive alternatives, including, but not limited to, less sensitive sites, alternative design systems, alternative tower designs, the use of repeaters, or multiple facilities. SDC 4.3.145(F)(5) defines the type of WTS facilities that are allowed in each zoning district.

(5) Location of WTS Facilities by Type. SDC 4.3.145(E). defines various types of WTS facilities by their visual impact. These are: high visibility, moderate visibility, low visibility and stealth facilities. Table 4.3.2 lists the type of WTS facilities allowed in each of Springfield's zoning districts.

Table 4.3.2

Zoning Districts	Types Allowed
Special Heavy Industrial Heavy Industrial Light-Medium Industrial Quarry Mining Operations	High visibility Moderate visibility Low visibility Stealth
Community Commercial Campus Industrial Booth Kelly Mixed Use Major Retail Commercial Mixed Use Employment Mixed Use Commercial Medical Service Public Land and Open Space (1)	Moderate visibility Low visibility Stealth
Neighborhood Commercial General Office R-1 Residential R-2 Residential R-3 Residential Mixed Use Residential	Low visibility Stealth

(1) Moderate visibility WTS facilities in the Public Land and Open Space District are allowed only within the city limits.

(6) Maximum Number of High Visibility WTS Facilities. No more than 1 high visibility facility is allowed on any 1 lot/parcel.

However, the Approval Authority may approve exceeding the maximum number of high visibility facilities per lot/parcel if one of the following findings is made:

(a) Co-location of additional high visibility facilities is consistent with neighborhood character;

(b) The provider has shown that denial of an application for additional high visibility WTS facilities would have the effect of prohibiting service because the proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible; or

(c) The provider has shown that denial of an application for additional high visibility WTS facilities would unreasonably discriminate among providers of functionally equivalent services.

(7) Separation between Towers. No new WTS tower may be installed closer than 2,000 feet from any existing or proposed tower unless supporting findings can be made under SDC 4.3.145(F)(2), (3), and (4) by the Approval Authority.

(8) WTS Towers Adjacent to Residentially Zoned Property. In order to ensure public safety, all towers located on or adjacent to any residential zoning district must be set back from all residential property lines by a distance at least equal to the height of the facility, including any antennas or other appurtenances. The setback is measured from that part of the WTS tower that is closest to the neighboring residentially zoned property.

(9) Historic Buildings and Structures. Except for small wireless facilities, no WTS facility is allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless a finding is made by the Approval Authority that the proposed facility will have no adverse effect on the appearance of the building, structure, or district. No change in architecture and no high or moderate visibility WTS facilities are permitted on any building or any site within a historic district. Proposed WTS facilities in the Historic Overlay District are also subject to the applicable provisions of SDC 3.3.900.

(10) Equipment Location. The following location standards apply to WTS facilities, except for small wireless facilities:

(a) No WTS facility may be located in a front, rear, or side yard building setback in any base zone and no portion of any antenna array may extend beyond the property lines;

(b) Where there is no building, the WTS facility must be located at least 30 feet from a property line abutting a street;

(c) For guyed WTS towers, all guy anchors must be located at least 50 feet from all property lines.

(11) Tower Height. Towers may exceed the height limits otherwise provided for in this Code. However, all towers greater than the height limit of the base zone requires approval through a Type 3 review process, subject to the approval criteria specified in SDC 4.3.145(I).

(12) Accessory Building Size. All accessory buildings and structures built to contain equipment accessory to a WTS facility cannot exceed 12 feet in height unless a greater height is

necessary and required by a condition of approval to maximize architectural integration. Each accessory building or structure located on any residential or public land and open space zoned property is limited to 200 square feet, unless approved through the Type 3 process.

(13) Visual Impact. Except for small wireless facilities, which must meet the requirements of Subsection F.28, all WTS facilities must be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage. All facilities also must be designed to be compatible with existing architectural elements, building materials, and other site characteristics. The applicant must use the least visible antennas reasonably available to accomplish the coverage objectives. All high visibility and moderate visibility facilities must be sited in a manner to cause the least detriment to the viewshed of abutting properties, neighboring properties, and distant properties.

(14) Minimize Visibility. Colors and materials for WTS facilities must be nonreflective and chosen to minimize visibility. Facilities, including support equipment and buildings, must be painted or textured using colors to match or blend with the primary background, unless required by any other applicable law.

(15) Camouflaged Facilities. All camouflaged WTS facilities must be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The facility also must be appropriate for the specific site. In other words, it must not "stand out" from its surrounding environment.

(16) Façade-Mounted Antenna. Façade-mounted antennas must be architecturally integrated into the building design and otherwise made as unobtrusive as possible. If possible, antennas must be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas must not extend more than 2 feet out from the building face.

(17) Roof-Mounted Antenna. Roof-mounted antennas must be constructed at the minimum height possible to serve the operator's service area and must be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties.

(18) Compliance with Photo Simulations. As a condition of approval and prior to final staff inspection of the WTS facility, the applicant must submit evidence, e.g., photos, sufficient to prove that the facility is in substantial conformance with photo simulations provided with the initial application. If the WTS facility does not comply with the photo simulation, the applicant must complete require any necessary modification to achieve compliance within 90 days of being notified by the Director.

(19) Noise. Noise from any equipment supporting the WTS facility must comply with the regulations specified in OAR 340-035-0035.

(20) Signage. No signs, striping, graphics, or other attention-getting devices are permitted on any WTS facility except for warning and safety signage that must:

(a) Have a surface area of no more than 3 square feet;

(b) Be affixed to a fence or equipment cabinet; and

(c) Be limited to no more than 2 signs, unless more are required by any other applicable law.

(21) Traffic Obstruction. Maintenance vehicles servicing WTS facilities located in the public or private right-of-way may not park on the traveled way or in a manner that obstructs traffic.

(22) Parking. No net loss in required on-site parking spaces may occur as a result of the installation of any WTS facility.

(23) Sidewalks and Pathways. Cabinets and other equipment must not impair pedestrian use of sidewalks or other pedestrian paths or bikeways on public or private land.

(24) Lighting. WTS facilities must not include any beacon lights or strobe lights, unless required by the Federal Aviation Administration (FAA) or other applicable authority. If beacon lights or strobe lights are required, the Approval Authority will review any available alternatives and approve the design with the least visual impact. All other site lighting for security and maintenance purposes must be shielded and directed downward, and must comply with the outdoor lighting standards in SDC 4.5.100, unless required by any other applicable law.

(25) Landscaping. For WTS facilities with towers that exceed the height limitations of the base zone, at least 1 row of evergreen trees or shrubs, not less than 4 feet high at the time of planting, and spaced out not more than 15 feet apart, must be provided in the landscape setback. Shrubs must be of a variety that can be expected to grow to form a continuous hedge at least 5 feet in height within 2 years of planting. Trees and shrubs in the vicinity of guy wires must be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys. In all other cases, the landscaping, screening and fence standards specified in SDC 4.4.100 apply.

(26) Prohibited WTS Facilities.

(a) Any high or moderate visibility WTS facility in the Historic Overlay District.

(b) Any WTS facility in the public right-of-way that severely limits access to abutting property, which limits public access or use of the sidewalk, or which constitutes a vision clearance violation.

(c) Any detached WTS facility taller than 150 feet above finished grade at the base of the tower.

(27) Speculation. No application will be accepted or approved for a speculation WTS tower, i.e., from an applicant that simply constructs towers and leases tower space to service carriers, but is not a service carrier, unless the applicant submits a binding written commitment or executed lease from a service carrier to utilize or lease space on the tower.

(28) Small Wireless Facilities in the Public Right-of-Way. Small wireless facilities in the public right-of-way must comply with the following standards:

(a) Small wireless facility structures must meet the following height limits, whichever is more:

(i) 50 feet or less in height, including antenna height; or

(ii) No more than 10% taller than the existing structure or other adjacent utility poles, light poles, or similar structures.

(b) Each antenna associated with the small wireless facility, excluding associated antenna equipment, must be no more than 3 cubic feet in volume.

(c) All wireless equipment associated with the structure other than the antenna, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, must be no more than 28 cubic feet in volume. Antenna equipment includes only such equipment that is associated with the antenna that is in the same fixed location as the antenna, and is installed at the same time as the antenna.

(d) All antennas on a small wireless facility structure, excluding antenna equipment, must not total more than 6 cubic feet in volume, whether an array or separate.

(e) Antennas may not project more than 5 feet above or 2 feet laterally from the pole, as measured from the inside edge of the antenna to the surface of the pole, or the minimum necessary to achieve required safety clearances. Antennas may not exceed the diameter of the pole on which they are attached, or 16 inches in diameter, whichever is greater.

(f) All equipment must be mounted to the pole at least 10 feet above grade. Alternately, equipment may be located in an underground vault or another location on the pole upon approval by the City Engineer.

(g) Other than the antenna, antenna equipment, electric meter, and power disconnect, all pole-mounted equipment must be concealed in a single flush-mounted cabinet that

complies with the dimensional standards in this Section or otherwise entirely shielded from public view.
However, multiple equipment cabinets on a single pole are permitted only when necessary to comply with the pole owner's joint use requirements.

(h) All cabling and wires that run between the antenna and equipment must be concealed or shielded inside conduit.

(i) All antennas, equipment, conduit, cabling, cabinets and ancillary parts must be painted or textured in a non-reflective neutral color that matches, or is compatible with, the pole.

(j) Where there are no existing overhead utilities, utility service lines and backhaul fiber must be located underground, unless approved otherwise by the City Engineer.

(k) All new or replacement small wireless facility structures must comply with the following:

(i) A replacement small wireless facility structure must be placed as close to the same location as the existing structure as is possible, unless minor adjustments to location are needed to comply with ADA requirements or for public safety, as determined by the City Engineer.

(ii) A new small wireless facility structure is permitted only when no other existing structure in the right-of-way is available or suitable to accommodate the small wireless facility, and no other structure in the right-of-way is available or suitable to be replaced or modified to accommodate the small wireless facility.

(iii) The location of a small wireless facility structure must allow sufficient clear space for safe passage on the sidewalk; must not be located within the vision clearance area; must not interfere with other utilities, traffic control devices, or intersections; and must be safe, as determined by the City Engineer.

(l) Small wireless facilities are not permitted on decorative light poles and no decorative light poles will be removed or replaced to accommodate small wireless facilities. However, upon a determination that no other option is reasonably available for meeting an identified capacity, coverage, or other service need, including locating the small wireless facility on private property outside the public right-of-way, the City will permit replacement of a decorative light pole with a small wireless facility that is camouflaged to match the existing decorative pole.

(m) The City may require design or concealment measures for small wireless facilities and associated structures in the Historic Overlay District. Any such design or concealment

measures are not considered part of the small wireless facility for purpose of the size restrictions in this subsection.

(G) Application Submittal Requirements. All applications for a WTS facility must provide the following reports, documents or documentation:

(1) Submittal Requirements for Low Visibility and Stealth Facilities (Type 1 review). All applications for low visibility and stealth WTS facilities must submit the following reports and documentation:

(a) Narrative. The application must include a written narrative that describes in detail all of the equipment and components proposed to be part of the WTS facility, including, but not limited to, towers, antennas and arrays, equipment cabinets, back-up generators, air conditioning units, lighting, landscaping and fencing.

(b) Geographic Service Area. Except for small wireless facilities, the applicant must identify the geographic service area for the proposed WTS facility, including a map showing all of the applicant's and any other existing sites in the local service network associated with the gap the facility is meant to close. The applicant must describe how this service area fits into and is necessary for the service provider's service network.

The service area map for the proposed WTS facility must include the following:

(i) The area of significant gap in the existing coverage area;

(ii) The service area to be effected by the proposed WTS facility;

(iii) The locations of existing WTS tower facilities where co-location is possible within a 5-mile radius of the proposed WTS facility.

(c) Co-Location. An engineer's analysis/report of the recommended site location area is required for a proposed WTS tower. For small wireless facilities in the public right-of-way, this report is required only when a new structure is proposed. If an existing structure approved for co-location is within the area recommended by the engineer's report, reasons for not collocating must be provided demonstrating at least one of the following deficiencies, except for small wireless facilities which must meet the requirements in SDC 4.3-145(F)(28)(k), upon report of an engineer or other qualified individual:

(i) The structure is not of sufficient height to meet engineering requirements;

(ii) The structure is not of sufficient structural strength to accommodate the WTS facility, or there is a lack of space on all suitable existing towers to locate

proposed antennas;

(iii) Electromagnetic interference for one or both WTS facilities will result from co-location; or

(iv) The radio frequency coverage objective cannot be adequately met.

(d) Plot Plan. A plot plan showing: the lease area, antenna structure, height above grade and setback from property lines, equipment shelters and setback from property lines, access, the connection point with the land line system, and all landscape areas intended to screen the WTS facility.

(e) RF Emissions. An engineer's statement that the RF emissions at grade, or at nearest habitable space when attached to an existing structure, complies with FCC rules for these emissions; the cumulative RF emissions if co-located. Provide the RF range in megahertz and the wattage output of the equipment.

(f) Description of Service. A description of the type of service offered including, but not limited to: voice, data, video and the consumer receiving equipment.

(g) Provider Information. Identification of the provider and backhaul provider, if different.

(h) Zoning and Comprehensive Plan Designation. Provide the zoning and applicable comprehensive plan (e.g., Metro Plan, 2030 Springfield Refinement Plan) designation of the proposed site and the surrounding properties within 500 feet.

(i) FCC, FAA or Other Required Licenses and Determinations. Provide a copy of all pertinent submittals to the FCC, FAA or other State or Federal agencies including environmental assessments and impact statements, and data, assumptions, calculations, and measurements relating to RF emissions safety standards.

(j) Small Wireless Facilities in the Public Right-of-Way. Applications for small wireless facilities in City limits in the public right-of-way must also include:

(i) A structural report stamped by an Oregon licensed engineer that the small wireless facility structure can structurally accommodate the proposed small wireless facility. For attachment to existing structures, the engineer who authors and stamps the report must have conducted an in-person inspection of the pole and any issues with the condition of the pole must be noted in the report;

(ii) A photo simulation showing the maximum silhouette, color and finish of the proposed facility;

(iii) For poles that are not owned by the City of Springfield, written authorization by the pole owner regarding the specific plan to attach to the pole; and

(iv) All necessary permits and applications required under the Springfield Municipal Code, which may be processed concurrently.

(2) Submittal Requirements for Moderate and High Visibility Facilities (Type 3 Review). Applications for moderate and high visibility WTS facilities must include all the required materials for low visibility and stealth WTS facilities specified in SDC 4.3.145(G)(1). In addition to the applicable Type 2 or Type 3 application requirements, WTS applications must include the following:

(a) Height. Provide an engineer's diagram showing the height of the WTS facility and all of its visible components, including the number and types of antennas that can be accommodated. Carriers must provide evidence that establishes that the proposed WTS facilities are designed to the minimum height required from a technological standpoint to meet the carrier's coverage objectives. If the WTS facility tower height will exceed the height restrictions of the applicable base zone, the narrative must include a discussion of the physical constraints, e.g., topographical features, making the additional height necessary. The narrative must include consideration of the possibility for design alternatives, including the use of multiple sites or microcell technology that would avoid the need for the additional height for the proposed WTS facility.

(b) Construction. Describe the anticipated construction techniques and timeframe for construction or installation of the WTS facility to include all temporary staging and the type of vehicles and equipment to be used.

(c) Maintenance. Describe the anticipated maintenance and monitoring program for the antennas, back-up equipment, and landscaping.

(d) Noise/Acoustical Information. Provide the manufacturer's specifications for all noise-generating equipment including, but not limited to, air conditioning units and back-up generators, and a depiction of the equipment location in relation to abutting properties.

(e) Landscaping and Screening. Discuss how the proposed landscaping and screening materials will screen the site at maturity.

(f) Co-Location. In addition to the co-location requirements specified in SDC 4.3.145(G)(1)(c), the applicant must submit a statement from an Oregon registered engineer certifying that the proposed WTS facility and tower, as designed and built, will accommodate co-locations, and that the facility complies with the non-ionizing electromagnetic radiation emission standards as specified by the FCC. The applicant must also submit:

(i) A letter stating the applicant's willingness to allow other carriers to co-locate on the proposed facilities wherever technically and economically feasible and aesthetically desirable;

(ii) A copy of the original Site Plan for the approved existing WTS facility updated to reflect current and proposed conditions on the site; and

(iii) A depiction of the existing WTS facility showing the proposed placement of the co-located antenna and associated equipment. The depiction must note the height, color and physical arrangement of the antenna and equipment.

(g) Lease. If the site is to be leased, a copy of the proposed or existing lease agreement authorizing development and operation of the proposed WTS facility.

(h) Legal Access. The applicant must provide copies of existing or proposed easements, access permits and/or grants of right-of-way necessary to provide lawful access to and from the site to a City street or a State highway.

(i) Lighting and Marking. Any proposed lighting and marking of the WTS facility, including any required by the FAA.

(j) Utilities. Utility and service lines for proposed WTS facilities must be placed underground.

(k) Alternative Site Analysis. The applicant must include an analysis of alternative sites and technological design options for the WTS facility within and outside of the City that are capable of meeting the same service objectives as the proposed site with an equivalent or lesser visual or aesthetic impact. If a new tower is proposed, the applicant must demonstrate the need for a new tower, and why alternative locations and design alternatives, or alternative technologies including, but not limited to, microcells and signal repeaters, cannot be used to meet the identified service objectives.

(l) Visual Impact Study and Photo Simulations. The applicant must provide a visual impact analysis showing the maximum silhouette, viewshed analysis, color and finish palette, and screening for all components of the proposed WTS facility. The analysis must include photo simulations and other information necessary to determine visual impact of the facility as seen from multiple directions. The applicant must include a map showing where the photos were taken.

(3) Independent Consultation Report.

(a) Review and approval of WTS facilities depends on highly specialized scientific and engineering expertise not ordinarily available to Springfield staff or to residents who may be adversely impacted by the proposed development of these facilities. Therefore,

in order to allow the Approval Authority to make an informed decision on a proposed WTS facility, the Director may require the applicant to fund an independent consultation report for all new moderate and high visibility facilities. The consultation must be performed by a qualified professional with expertise pertinent to the scope of the service requested.

(b) The scope of the independent consultation must focus on the applicant's alternatives analysis. The consultant will evaluate conclusions of applicant's analysis to determine if there are alternative locations or technologies that were not considered or which could be employed to reduce the service gap but with less visual or aesthetic impact. There may be circumstances where this scope may vary but the overall objective is to verify that the applicant's proposal is safe and is the least impactful alternative for closing the service gap.

(c) The applicant must be informed of the Director's decision about the need for an independent consultation at the time of the Pre-Submittal Meeting that is required under SDC 5.1.120(C). It is anticipated that the independent consultation will be required when the applicant proposes to locate a moderate or high visibility WTS facility in a residential zoning district or within 500 feet of a residential zoning district. Other instances where a proposed WTS facility may have a visual or aesthetic impact on sensitive neighborhoods could also prompt the Director to require an independent consultation.

(H) Review Process. The review process is determined by the type of WTS facility or activity that is proposed. High or moderate visibility WTS facilities are reviewed through a Type 3 procedure. Low visibility or stealth facilities, and the co-location of new equipment of existing facilities are allowed under a Type 1 procedure with applicable building or electrical permits. Routine equipment repair and maintenance do not require planning review; however, applicable building and electrical permits are required.

(1) Development Issues Meeting. A Development Issues Meeting (DIM) as specified in SDC 5.1.120(A). is required only for high and moderate visibility WTS facility applications. Applicable development standards as specified in SDC 4.3.145(F). and submittal requirements as specified in SDC 4.3.145(G), will be discussed at the DIM.

(2) Type 1 Review. The following WTS facilities are allowed with the approval of the Director with applicable building and electrical permits:

(a) Stealth and low visibility WTS facilities, as defined in SDC 4.3.145(E), in any zoning district.

(b) Façade-mounted antennas or low powered networked telecommunications facilities, e.g., as those employing microcell antennas integrated into the architecture of an

existing building in a manner that no change to the architecture is apparent and no part of the WTS facility is visible to public view.

(c) Antennas or arrays that are hidden from public view through the use of architectural treatments, e.g., within a cupola, steeple, or parapet which is consistent with the applicable building height limitation.

(d) New antennas or arrays including side-mounted antennas and small top-mounted antennas that are attached to an existing broadcast communication facility located in any zone. No more than 3 small top-mounted antennas must be placed on the top of any one facility without a Type 3 review.

(e) To minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of antennas or arrays on existing towers must take precedence over the construction of new towers, provided the co-location is accomplished in a manner consistent with the following:

(i) An existing tower may be modified or rebuilt to a taller height to accommodate the co-location of additional antennas or arrays, as long as the modified or rebuilt tower will not exceed the height limit of the applicable zoning district. Proposals to increase the height of a tower in a residential zoning district, or within 500 feet of a residential zoning district must be reviewed under a Type 3process. The height change may only occur one time per tower.

(ii) An existing tower that is modified or reconstructed to accommodate the co-location of additional antennas or arrays must be of the same tower type and reconstructed in the exact same location as the existing tower.

(f) Small wireless facilities proposed within the public right-of-way on an existing, modified, new, or replacement small wireless facility structure in any zoning district in City limits, that meet the standards in SDC 4.3.145(F)(28).

(g) Co-location of antennas or arrays on existing WTS facilities.

(h) The Director will use the applicable criteria specified in SDC 4.3.145(I) to evaluate the proposal.

(3) Type 3 Review Process. A Type 3 application, processed concurrently with the Site Plan Review application, is required for the following WTS facilities:

(a) High visibility and moderate visibility WTS facilities.

(b) All other locations and situations not specified in SDC 4.3.145(H)(2) and (3).

(c) The Approval Authority will use the applicable criteria specified in 4.3.145(I).

Council Notification and Possible Review. A briefing memorandum must be prepared and submitted to the City Council upon receipt of an application for a high or moderate visibility or any other WTS facility subject to review by the Planning Commission. By action of the City Council, an application for a facility proposed within the city limits may be elevated for direct City Council review. In those instances where an application is elevated for direct review, the City Council is the Approval Authority.

(I) Approval Criteria.

(1) Low Visibility and Stealth WTS Facility Applications. The Director must approve the low visibility and stealth WTS facility applications upon a determination that the applicable standards specified in SDC 4.3.145(F) and the submittal requirements specified in SDC 4.3.145(G) are met.

(2) Moderate and High Visibility WTS Facility Applications. The Approval Authority must approve moderate visibility and high visibility WTS facility applications upon a determination that the applicable standards in SDC 4.3.145(F) and the submittal requirements in SDC 4.3.145(G) are met. The Approval Authority must also determine if there are any impacts of the proposed WTS facility on adjacent properties and on the public that can be mitigated through application of other Springfield Development Code standards or conditions of approval as specified in SDC 4.3.145(J).

(J) Conditions of Approval. For Type 3 applications, the Approval Authority may impose any reasonable conditions deemed necessary to achieve compliance with the approval criteria.

(K) Maintenance. The property owner and the carrier in charge of the WTS facility and tower must maintain all equipment and structures, landscaping, driveways and mitigating measures as approved. Additionally:

(1) All WTS facilities must maintain compliance with current RF emission standards of the FCC, the National Electric Safety Code, and all State and local regulations.

(2) All equipment cabinets must display a legible operator's contact number for reporting maintenance problems.

(L) Inspections.

(1) The City has the authority to enter onto the property upon which a WTS facility is located to inspect the facility for the purpose of determining whether it complies with the Building Code and all other construction standards provided by the City and Federal and State law.

(2) The City reserves the right to conduct inspections at any time, upon reasonable notice to the WTS facility owner. In the event the inspection results in a determination that violation of

applicable construction and maintenance standards established by the City has occurred, remedy of the violation may include cost recovery for all City costs incurred in confirming and processing the violation.

(M) Abandonment or Discontinuation of Use. The following requirements apply to the abandonment and/or discontinuation of use for all WTS facilities:

(1) All WTS facilities located on a utility pole must be promptly removed at the operator's expense at any time a utility is scheduled to be placed underground or otherwise moved.

(2) All operators who intend to abandon or discontinue the use of any WTS facility must notify the City of their intentions no less than 60 days prior to the final day of use.

(3) WTS facilities are considered abandoned 90 days following the final day of use or operation.

(4) All abandoned WTS facilities must be physically removed by the service provider and/or property owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.

(5) The City reserves the right to remove any WTS facilities that are abandoned for more than 90 days at the expense of the facility owner.

(6) Any abandoned site must be restored to its natural or former condition. Grading and landscaping in good condition may remain.

(N) Review of WTS Facilities Standards. In the event that the Federal or State government adopts mandatory or advisory standards more stringent than those described in this Section, staff will prepare a report and recommendation for the City Council with recommendations on any necessary amendments to the City's adopted standards.